

whiteley helyar



1,190 ft²



*3 bedrooms &
study*



2 bathrooms



*allocated parking
space*

Guide Price £640,000

20 Bruton Avenue, Bath, BA2 4QJ

A stylish family home positioned in this peaceful a no through road in the heart of Bear Flat. This beautifully presented house offers bright and spacious accommodation arranged over three floors and benefits from an allocated parking space.

ACCOMMODATION

entrance hall	family bathroom with bath and shower cubicle
dual aspect 21'sitting dining room	three double bedrooms
conservatory	en-suite shower to master bedroom
stylish fitted kitchen	study
cloakroom	gas fired central heating system and double glazing

EXTERNALLY

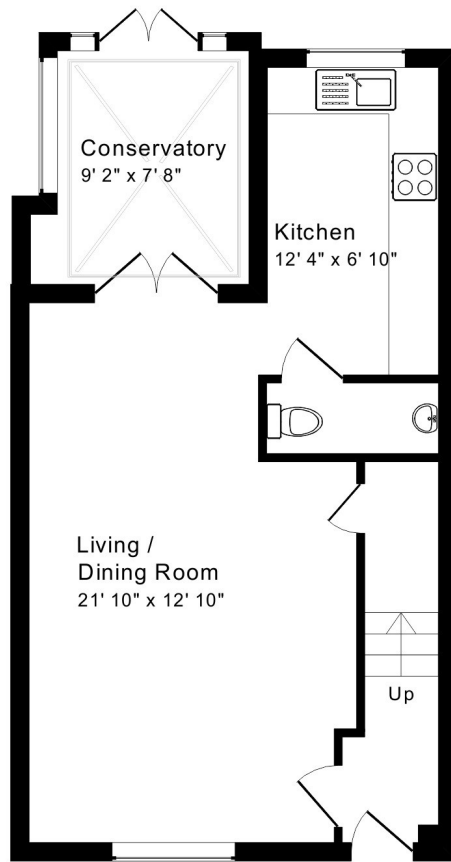
The house enjoys a beautiful rear garden thoughtfully planted with an array of flowers, shrubs and bushes complete with timber arbour bench and limestone patio providing great space to entertain. There is also a small low maintenance front garden with pathway to the front door as well as an allocated parking space for one vehicle with a residents parking permit also available.

LOCATION

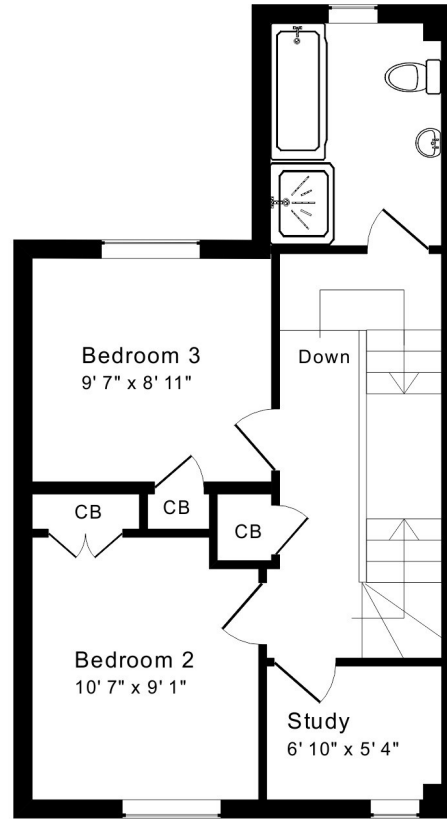
Bruton Avenue is a popular and quiet road in the middle of Poets Corner. It is very close to Alexandra Park and the shops and amenities on Bear Flat, whilst Bath Spa Railway Station is less than a mile away - with the city centre just beyond. The property is well served by a frequent bus service and a number of excellent schools (both primary and secondary) are within walking distance.



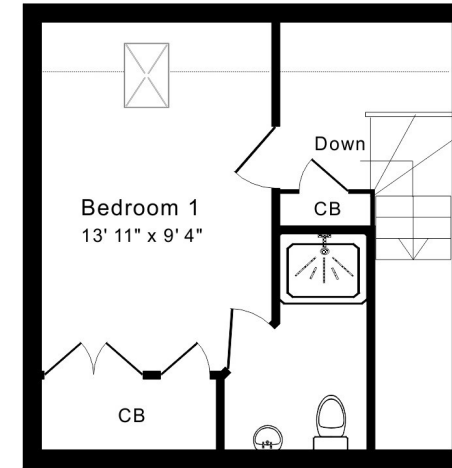




Ground Floor



First Floor



Second Floor

Approx. Gross Internal Floor Area 1,190 Sq. Ft. / 111 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
For identification purposes only. Not to scale.



Tenure: Freehold
Service charge: 89.71 twice yearly (2024)
Council Tax: 'D' - £2,214.54

